

2024041766 00077

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1670.00

PRESENTED & RECORDED
 12/10/2024 11:08:29 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3839
PG: 3972 - 3974

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,670.00

Parcel Identifier No.: 6816-73-9553 (Block 1489, Lot 016B)

Mail tax bills to Grantee: 3411 Buena Vista Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: part of Lot 16 and all of Lots 17, 18 & 19, Englewood, Block G

THIS DEED made this 9th day of December, 2024 by and between,

GRANTOR	GRANTEE
JANE BLAIR BURNETTE, unmarried (f/k/a Jane B. Daniel) Mailing Address:	KIRK D. MYER and wife, MARGARET M. MYER Mailing Address: 3411 Buena Vista Road, Winston-Salem, NC 27106

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property 3411 Buena Vista Road, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3482 Page 2214, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 3, Page 56-A.

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Jane Blair Burnette (SEAL)
Jane Blair Burnette

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jane Blair Burnette**

Date: 12/9/24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/29

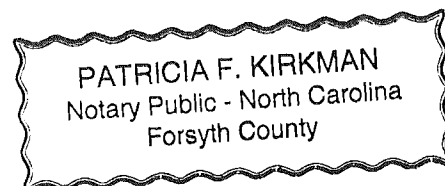


Exhibit A

BEGINNING at an iron stake in the east right-of-way line of Buena Vista Road, said iron stake being the southwest corner of Lot 20 as shown on the Map of Englewood, Block G, recorded in Plat Book 3, at Page 56-A, Forsyth County Registry; running thence with the south line of Lot 20, North 70° 57' 36" East 191.21 feet to an iron stake, the southeast corner of Lot 20; running thence with the east lines of Lots 19, 18, 17 and 16, South 28° 51' 29" East 66.81 feet to an iron stake; running thence South 53° 46' 48" West 207.50 feet to an iron stake in the east right-of-way line of Buena Vista Road; running thence with said right-of-way, the two (2) following courses and distances: (1) on a curve to the right, a chord call and distance of North 23° 53' 56" West 32.92 feet to an iron stake; (2) on a curve to the right, a chord call and distance of North 20° 00' 00" West 94.33 feet to the point and place of BEGINNING, containing 0.439 acres, more or less. Being known and designated as a portion of Lot 16 and all of Lots 17, 18, and 19 as shown on the Map of Englewood, Block G, as recorded in Plat Book 3, at Page 56-A, Forsyth County Registry. The aforementioned property being shown on a survey dated September 22, 1995 by Larry L. Callahan, Registered Land Surveyor.

Tax Parcel Number: 6816-73-9553 (Block 1489, Lot 016B)

Property Address: 3411 Buena Vista Road, Winston-Salem, NC 27106